

October 15, 2014

10701 Hampshire Avenue South

Project Narrative (Preliminary)–

Jennifer Development Company, Inc. is proposing a remodel and addition to the existing building on the Northeast corner of Hampshire Avenue South and Old Shakopee Road (10701 Hampshire Avenue South). Please refer to attached preliminary site plan package for further information. The development proposal consists of removing the existing Southerly portion of the existing warehouse building down to the existing floor slab and constructing a new addition to the warehouse on the South side of the building.

The remodel of the existing building is comprised of the following. Complete demolition of the existing single story office building currently located on the Southeast corner of the existing building. The South portion of the existing warehouse building would be demolished down to the existing floor slab, a new structural system and roof installed, and new integral colored precast concrete wall panels would be erected along the East and West sides of the building. The footprint of this portion of the building would increase by 325 sq. ft. due to the installation of the new footings and wall panels on the exterior of the existing building line. The new precast concrete wall panels would be 30'-0" tall, and be approximately 10'-0" taller than the existing building in that area, and approximately 3'-6" taller than the Northern portion of the building that is to remain.

The proposed warehouse addition would be extended from the South side of the existing warehouse, and would continue with the integral colored precast concrete wall panels about 72 feet south of the existing warehouse wall (approximately the same distance as the existing office building currently extends south of the warehouse). The proposed building addition would be 18,576 sq. ft. The loading dock area on the East side of the building will be extended into the addition. There is a new trash storage area proposed on the East side of the building that is attached to the building and is proposed to be constructed with precast wall panels to match the proposed building. The rooftop mechanical equipment on the new addition will be screened by the roof edge parapet or roof-top mounted screens to meet the city's zoning ordinance.

The existing access off of Hampshire Avenue South will remain, and there will still be an access lane around the entire building that provides the appropriate access required by the city for emergency vehicle traffic. A new parking area will be provided on the westerly side of the newly constructed building. There is a new proposed sidewalk from the building connecting to the existing public walkway on Hampshire Avenue South. The parking requirements for the existing and proposed buildings have been calculated at 25% office and 75% warehouse for a total of 312 stalls required, we have provided 329 stalls on site. This calculation has been determined to meet the needs of the existing building as well as the anticipated needs of the proposed addition. A Tier 2 TDM plan will be developed as part of this proposal.

Please feel free to contact Finn Daniels Architects with any questions and/or comments in regards to this proposal. You may get in touch with Scott Wiestling at 651-888-6882.